

MINUTES FOR THE HOUSING AUTHORITY OF THE CITY OF RICHMOND
HOUSING ADVISORY COMMISSION
SPECIAL MEETING
MONDAY, APRIL 3, 2017

1. Call to Order

The meeting was called to order by Chair Farr.

2. Roll Call

All Commissioners were present, except Commissioners Thorpe and Smith; Council Liaison Choi was also absent. Commissioner Weekes arrived a few minutes late.

3. Welcome and Meeting Procedures

Chair Farr gave the welcome and read the meeting procedures.

4. Agenda Review and Adoption

The agenda was adopted.

5. Approval of Minutes

Minutes from the March 13, 2017 meeting were reviewed. Motion to approve the minutes was made by Vice-Chair Scott and seconded by Commissioner Alcantara. The motion passed unanimously and the minutes were approved.

6. Executive Director's Report

Executive Director Jones announced that his last day will be April 7th 2017. He will be starting a new job as Executive Director of the San Jose Housing Authority. He said that he has identified a candidate to be interim Executive Director until a permanent director is found. He did not identify the candidate by name, but said this person is a retired, former Executive Director of a Housing Authority, and is not a current RHA employee. There will be a meeting tomorrow (Tuesday April 4th) with Executive Director Jones, the candidate interim Executive Director and the city manager. He will send us an email to let us know the results of the meeting. Executive Director Jones said there are three things he wanted discuss with the Commission before he leaves. Those things were: 1. The Hacienda. Executive Director Jones explained that the city manager and the planning director have informed him that they want the new Hacienda apartments to be at market rate. A discussion ensued. 2. The development of the Nevin Plaza Senior and Disabled Apartments. Executive Director Jones suggested that with the budget cuts to HUD as proposed in the new administration's budget, there will no longer be funds available to remodel or keep up these apartments. Executive Director Jones said that he suggests that instead of trying to renovate the current Nevin Plaza building, we move these public housing residents to Section 8 vouchers, at a new development. He said he has spoken with Caleb Roope of The Pacific Companies, who are developing two lots between 21st and 23rd and Nevin Avenue (The Nevin Homes Residential Project). He

and Mr. Roope discussed dedicating 35 units (of a total of 143) of the Site A building and 127 (out of 128 units) of the Site B building for Seniors and Disabled residents from Nevin Plaza. Executive Director Jones said that he and Mr. Roope 'crunched the numbers' and this seems to be a viable alternative. He suggested that RHA authorize TPV's for the current residents of Nevin Plaza to move into the new buildings when they are complete. This would result in Nevin Plaza being abandoned and demolished. A discussion ensued. 3. Long-term governance of the Richmond Housing Authority. Executive Director Jones said that the RHA as it currently stands will not be able to survive the new administration, given the proposed budget cuts to HUD. The RHA would be especially devastated if threats to cut federal funds to Sanctuary Cities are realized, as the RHA is a City of Richmond agency and it relies on federal funding for its programs. Loss of funds would result in an inability to maintain its buildings in a safe state for residents. Executive Director Jones suggests that the RHA be separated from the City of Richmond. The easiest way to do this would be for the RHA to merge with the Housing Authority of Contra Costa County.

Executive Director Jones' final suggestions were that the residents of Nevin Plaza be given TPV's to move into the soon-to-be-built private development buildings by The Pacific Companies on Nevin Avenue, and that the remaining RHA property, Nystrom Village, should be merged with the Contra Costa Housing Authority.

Executive Director Jones assured the Housing Commissioners that he will continue to be available to advise us via email.

The Commissioners thanked Executive Director Jones for his hard work and foresight.

7. Next Meeting

This Commission meets every 2nd Monday at 3:30 p.m. at 2400 Nevin Avenue in the Community Room. This meeting is being held in a wheelchair accessible location. To request disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact Bruce Souble, ADA Coordinator, at (510) 620-6509 at least three business days before the meeting date. The next meeting is scheduled for Monday, May 8th, 2017.

- 8. Adjournment.** There was no further Housing Advisory Commission business, and Chair Farr called for a motion to adjourn. Vice Chair Scott made the motion and Secretary Hegstrom seconded. The meeting was adjourned at 4:30pm.